

## **WAIVERS ADOPTED BY THE CITY OF TORRANCE HOUSING AUTHORITY (posted August 6, 2020, updated January 14, 2021, July 28, 2021)**

In response to PIH Notices 2020-05, 2020-13, 2020-33, and 2021-14 the City of Torrance Housing Authority has adopted the below Statutory and Regulatory Waivers and Alternative Requirements for the Housing Choice Voucher Program.

### **PH and HCV-1: PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements**

For all PHAs, after submission of their first 5-Year Plan, all subsequent 5-Year Plans must be submitted once every five PHA fiscal years, no later than 75 days before the commencement of the PHA's fiscal year. HUD has provided alternative deadlines for PHAs to submit these documents. The revised deadline to submit the 5-Year and Annual Plan has been extended to October 18, 2020. The period of availability for the waiver of the significant amendment process ends on December 31, 2020. The period of availability for the 5-Year/Annual Plan submission varies depending on the end date of the PHA fiscal year.

### **HCV-5: Absence from Unit**

HUD regulations state that a family may not be absent from the assisted unit for more than 180 consecutive calendar days. HUD is waiving this requirement and allowing the PHA, at its discretion, to authorize extensions of absences beyond 180 consecutive days due to extenuating circumstances that caused the extended absence. The period of availability for the PHA to choose to continue making HAP payments despite the family's absence of more than 180 consecutive days ends on December 31, 2021. The PHA may not make payments beyond December 31, 2021, and the HAP contract will terminate on that date if the family is still absent from the unit.

### **HQS-5: HQS Inspection Requirement: Biennial Inspections**

HUD regulations state that the PHA must inspect all assisted units biennially during the term of the HAP contract. HUD is waiving this requirement and providing an alternative requirement. The PHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question. The PHA must resume biennial inspections by December 31, 2021. PHA must conduct all delayed biennial inspections from CY 2020 as soon as reasonably possible but no later than 6/20/22, and must conduct all delayed biennial inspections from CY 2021 as soon as reasonably possible but no later than December 31, 2022.

### **HQS-6: HQS Interim Inspections**

HUD has waived the requirement for the PHA to conduct interim inspections and provided alternative guidance regarding owner notification of life threatening and non-life threatening Housing Quality Standard deficiencies. If the reported deficiency is life-threatening, the PHA must notify the owner of the reported life-threatening deficiency and the owner must either correct the life-threatening deficiency within 24 hours of the PHA notification or provide documentation that the reported deficiency does not exist. In the case of a reported non-life-threatening deficiency, the PHA must notify the owner of the reported deficiency within 30 days. The owner must either make the repair or document that the deficiency does not exist within 30 days of the PHA notification or any approved PHA extension.

This waiver is in effect until December 31, 2021.

### **HQS-9: HQS Quality Control Inspections**

HUD has waived the Supervisory Quality Control Inspection requirement until December 31, 2021.

### **SEMAP 11-B**

HUD will not issue a new SEMAP score unless the PHA requests that a new SEMAP score be issued. HUD will instead carry forward the most recent SEMAP score on record. This waiver is in effect until December 31, 2021.

### **SEMAP 11-B2**

HUD has waived the requirement for PHAs to submit an annual SEMAP certification in PIC within 60 days of FYE during the period of time that HUD will roll forward prior year SEMAP scores. This waiver is in effect until January 1, 2022.

### **HCV-1 Administrative Plan**

The regulation requires that any revisions of the PHA's administrative plan must be formally adopted by the PHA Board of Commissioners or other authorized PHA officials. HUD is waiving the requirement to allow the PHA administrative plan to be revised on a temporary basis without Board approval through September 30, 2021. Any informally adopted revisions under this waiver authority must be formally adopted no later than December 31, 2021.

## **HCV-2 Information When Family is Selected: PHA Oral Briefing**

The regulation requires when the PHA selects a family to participate in either the HCV or PBV program, the PHA must give the family an oral briefing. HUD is waiving this requirement and as an alternative requirement allowing the PHA to conduct the briefing by other means. The period of availability ends on December 31, 2021.